

William Iglehart Commercial Building
AA-1821
36-38 Market Space
Annapolis, Anne Arundel County, Maryland
1884
Private

The building at 36-38 Market Space was constructed in 1884 for William Iglehart, the owner and editor of the *Anne Arundel Advertiser*. Iglehart's many entrepreneurial activities proved financially successful, allowing him to have the building erected following the October 1883 fire that destroyed the western end unit of Factor's Row. Constructed circa 1771 by Charles Wallace, this portion of Factor's Row was owned and leased in the late eighteenth century by prominent merchant Joshua Johnson, who was one of Wallace's business partners. The Iglehart family purchased the property in 1836, retaining ownership until 1919, when it was sold to tailor Samuel Greenfield. Substantially enlarged about 1937 and renovated on the interior, the building was veneered in brick with fenestration to match that of the abutting Aaron Lee Goodman Building at 100-106 Main Street (AA-536); all traces of its late-nineteenth-century Italianate-style façade were removed. The building, still owned by the Greenfield-Gritz family, was renovated again in the late twentieth century to provide two commercial stores with restaurant space on the second floor.

The commercial building stands two stories in height, constructed of masonry on a solid masonry foundation that is not visible. It was originally erected with two commercial spaces under a common roof but was changed to one open space about 1937, when the rear addition was constructed. This addition joined the building with 100-106 Main Street on the interior and required the application of a brick veneer to the façade that implied an association between the two structures. Thus, the two-story building at 36-38 Market Space now has a trapezoidal footprint that matches that of the lot. The flat roof is covered with a built-up composite material with a low parapet wall running along the façade and party walls to either side. Presently, the first-floor commercial space includes two stores, one larger than the other. Much of the second floor serves as additional dining space for a restaurant that occupies the entire upper story of 100-106 Main Street.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-1821

1. Name of Property (indicate preferred name)

historic William Iglehart Commercial Building (preferred)
other Site of Factor's Row (western end unit)

2. Location

street and number 36-38 Market Space not for publication
city, town Annapolis vicinity
county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name Herman H. Gritz and Jack B. Gritz
street and number 12401 Pretoria Drive telephone
city, town Silver Spring state Maryland zip code 20904

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 18632 folio 496
city, town Annapolis tax map 52A tax parcel 840 tax ID number 03155606

5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District
☒ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1
<input type="checkbox"/> site		<input type="checkbox"/> domestic	buildings
<input type="checkbox"/> object		<input type="checkbox"/> education	sites
		<input type="checkbox"/> funerary	structures
		<input type="checkbox"/> government	objects
		<input type="checkbox"/> health care	1
		<input type="checkbox"/> industry	0
			Total
			1

Number of Contributing Resources
previously listed in the Inventory

1

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary Description

The commercial building at 36-38 Market Space was constructed circa 1884 for property owner William Iglehart. The building stands two stories in height, constructed of masonry on a solid masonry foundation that is not visible. It was originally erected with two commercial spaces under a common roof but was changed to one open space about 1937, when the rear addition was constructed. This addition joined the building with the Goodman Building at 100-106 Main Street (AA-536) on the interior and required the application of a brick veneer to the façade that implied an association between the two structures. Thus, the two-story building at 36-38 Market Space now has a trapezoidal footprint that matches that of the lot. The flat roof is covered with a built-up composite material with a low parapet wall running along the façade and party walls to either side. Presently, the first-floor commercial space includes two stores, one larger than the other. Much of the second floor serves as additional dining space for a restaurant that occupies the entire upper story of 100-106 Main Street.

Site Description

The building at 36-38 Market Space fronts directly on the brick-paved sidewalk of Market Space to the northeast of Main Street. The building is flanked on the northeast by 32-34 Market Space (AA-1821) and 100-106 Main Street to the southwest. The rear of the building, which occupies the entire lot as a result of the circa 1937 construction of an addition that joined it with 100-106 Main Street, fronts Schwarzer Alley.

Detailed Description

The commercial building at 36-38 Market Space is constructed of brick, rising two stories in height with a flat roof. The solid masonry foundation and structural system are not visible because of alterations undertaken about 1937 that gave the 1884 building its current style and footprint. Sanborn Fire Insurance maps record that the rear addition is constructed of brick, hollow tile, and concrete blocks. The façade, applied about 1937, is a veneer of brick laid in stretcher bond. Lacking applied ornamentation, the façade was inspired by the classical detailing and materials of the neighboring Goodman Building, which was constructed in 1913 at the corner of Main Street and Market Space.

The first story has a recessed cant, double-store arrangement. Although the same in plan when originally constructed, the larger of the two stores is now located at 36 Market Space as a result of alterations undertaken in 2008. The base of the inset storefront at 36 Market Space is covered in polished black granite with a torus molding at the top. The fixed storefront windows have narrow square-edged surrounds of aluminum. The main entry opening, set slightly off-center, holds double-leaf commercial-style doors of glass with metal frames. It is topped by a one-light fixed transom set in an aluminum-clad surround. The sill of the entry, which is flush with the brick sidewalk, is poured concrete and nine-inch square ceramic tiles. The recessed cant storefront at 38 Market Space has an aluminum base set below the windows. These narrow show windows have square-edged

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surrounds of wood that measure three inches in width. The double-leaf entry is placed at the center of the storefront, holding commercial-style glass doors with metal frames. The fixed show windows frame the entry and large one-light transom, which is also set in a wood surround. Two shallow retractable, canvas awnings shelter the storefront windows and main entries. Signage for the business at 36 Market Space is set directly above the awning in line with the main entry. Four spot lights project from the top of the sign.

The fenestration on the second story is reminiscent of that wrapping around the corner building at 100-106 Main Street. It is marked by large 12/12 double-hung, wood-sash windows with eight-light transoms. The wide expanse of seven windows has a continuous granite sill. It is framed by rowlock bricks that also serve as mullions between each of the openings. Soldier bricks line the jack arch. Ornamentation is created by a course of Flemish-bond bricks in which the alternating rowlock header bricks project beyond the plane of the wall. The cornice, below the rounded concrete coping of the roofline, has a course of rowlock sills set above Flemish-bond brick with projecting rowlock headers.

The rear of the building reflects the circa 1937 addition, which doubled the size of the structure and integrated it with 100-106 Main Street. The irregular footprint is dictated by the irregular shape of the lot, which is edged along the northwest side by Schwarer Alley. The two-story addition is constructed of brick laid in five-course Flemish bond; interlocking bricks create a dog-leg pattern at the north corner of the addition. It is set on a poured concrete foundation and covered by a flat roof of built-up composite material with a low parapet wall of brick. The northeast elevation, running along the rear of the neighboring lot at 32-34 Market Space, is pierced by asymmetrically placed twelve-light industrial-style windows with metal muntins and wire glass. The lower six panes do not have glass, thus allowing for ventilation through an interior hopper window. Several of the panes of glass have been broken and infilled from the interior with plywood. Each window openings is finished with a rowlock header brick sill and soldier-course brick jack arch. The openings lack surrounds. Two openings pierce the approximate center of the first story, with two asymmetrically placed openings on the second story.

The northwest elevation fronts directly on Schwarer Alley and allows for all of the maintenance services and deliveries to the restaurant at 100-106 Main Street and the commercial businesses at 36-38 Market Space. Constructed of brick laid in five-course Flemish bond, the elevation includes a wide single-leaf entry, a loading elevator, several window openings, and a second-story entry with no access. The northernmost bay has a flush metal door that opens onto a metal dog-leg stair leading to the second floor and flush metal fire door accessing 36 Market Space. The loading elevator is enclosed by flush metal doors that retract up and down. The deeply inset opening is framed by a narrow square-edged surround of metal with flush metal soffits. The upper story of the elevator shaft, rising a half story above the roof of the two-story addition, is pierced by a four-light metal-sash window with wire glass. The two inner bays of the elevation are symmetrically pierced by twelve-light industrial-style windows with metal muntins and wire glass. The lower six panes do not have glass, thus allowing for ventilation through interior hopper windows. Set slightly above the foundation level, the openings have projecting rowlock brick sills and jack arches composed of soldier bricks. Symmetrically placed above are

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a twelve-light and eight-light metal-sash windows, both with interior hopper windows. The westernmost bay of the elevation has a single eight-light metal-sash fixed window at the foundation level; the lower panes do not have glass and the opening has an interior hopper window. It also has a rowlock brick sill and jack arch of soldier bricks. Symmetrically placed above the window opening on the first story is an entry opening. It holds a flush metal door with a concrete sill and stretcher brick jack arch. The entry is presently not accessible as the exterior stairs are no longer extant. At the approximate center of the elevation rises the interior-end brick chimney. Square in plan, the chimney is constructed of five-course American-bond brick with a concrete cap.

Interior Description

The interior of 36-38 Market Space today consists of two commercial spaces on the first floor, with access from Market Space, and restaurant space occupying most of the second floor, which is reached from 100-106 Main Street. The larger of the two stores is located at 36 Market Space, which presently houses Hard Bean Coffee and Bookshelf. The open plan of the store is supported by six cast-iron columns randomly placed throughout. The floor, which slopes notably upward from the main entry on Market Space, is covered in a two-inch wide replacement wood that runs the width of the space. The walls, composed of drywall, are largely obscured by wood bookshelves that rise approximately seven feet in height. Wood paneling has been intermittently placed along the walls, particularly at the front of the store. The paneling has deep reveals for hanging shelves and displaying merchandise. The ceiling is composed of suspended acoustical tiles, pierced with florescent and track lighting. A service counter is set along the southeastern wall with seating at the front, while freestanding bookshelves line the center of the store at the rear. A half-wall of drywall has been constructed around the seating area directly to the southwest of the counter.

The rear of the commercial space includes the office, restroom, storerooms, and access to the rear of the second floor. Reached by a narrow hall in the north corner of the store, the office and entry to the rear have flush metal doors framed by two-inch wide metal surrounds. This narrow hall has vinyl flooring, walls of drywall edged by four-inch high rubber baseboards, and a dropped acoustical ceiling with florescent lighting. As with the front of the store, the walls are finished with wood paneling with reveals for shelving. The rear portion of the first floor, which is not open to customers, has vinyl flooring with rubber baseboards, walls of drywall, and acoustical tile ceiling with florescent lighting. The space is divided by a long narrow hall that runs the width of the building, providing access to the fire exit in the northeast wall of 36 Market Space and the rears of both 38 Market Space and 100-106 Main Street. Flush hollow-core doors with two-inch wide metal surrounds provide access to the rear of 38 Market Space and 100-106 Main Street at the southwestern end of the hall. A single cast-iron column stands at the approximate center of the hall, to the north of the restroom entry. The restroom, which is also accessible from inside the store at 36 Market Space by customers, is reached through a wide single-leaf opening in the southeast wall. The opening, mirroring the one inside the store, has a flush hollow-core wood door with two-inch wide metal surround with a square edge. Service and storage for 36 Market Space is located in the northern end of the space. The storeroom entry, located in the northern bay of the northwest wall, has a flush

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wood door set within a five-inch wide surround of wood. The opening is capped by an architrave that is one-inch wide with an ogee cornice. This projecting detail continues along the northwest wall, abutting the wide opening on the southwest wall to the west of the enclosed stair. This locked entry, holding a wood door, has bracing for a security bar and is framed by an ogee-molded surround of wood. Neither of these rooms was accessible at the time of the survey. A large refrigerator unit is located in the western corner between the two entry openings.

The stair is located to the south of the refrigerator unit, directly opposite of the fire exit. It is a straight-flight stair enclosed on both sides with drywall. Carpeting covers the risers and treads. The opening to the stair has a four-inch wide wood surround with a square edge. It lacks a door; but has ghosting of hinges on the frame. The wall stringers running up both sides of the stair have a square-edged profile. A wood hand rail with an oval shape is affixed to the northwest wall. The fire exit is in the northeast wall. Holding a flush metal door with small fixed light of wire glass, the opening provides access to an enclosed straight-flight stair of concrete. The stair, which was not accessed because of the emergency security alarm, appears to lead to the hollow-newel stair with access to Schwarzer Alley. The deeply recessed opening has no surrounds, suggesting it was added at a later date.

The second floor of 36 Market Space has been greatly reduced by the expansion of the restaurant at 100-106 Main Street. Presently used as storage space, the second floor contains four small rooms that were once restrooms for the restaurant, although no opening to that space remain. The stairhead or landing has a trapezoidal shape created by a diagonally placed wall to the southwest. A narrow entry opening in the northwest wall provides access to a small rectangular room that provides ingress to the restrooms. The room has carpeted floors with four-inch high baseboards, drywall on the walls, and plaster ceilings. The entry surrounds have two-inch square edged surrounds. The men's room is located to the northeast, while the ladies' room with waiting area is to the southwest. The men's room has vinyl flooring, four-inch high rubber baseboards, and plaster on the exterior brick walls and drywall forming the interior walls. The entry opening on the southeast wall has two-inch surrounds with a square edge (but lacks a door), acoustical dropped ceiling with florescent lighting, and one-and-three-quarter-inch sills on the three window openings piercing the northwest wall. The openings are deeply recessed and lack surrounds. An opening in the southwest wall of the room opens onto a narrow waiting area for the ladies' room. A water fountain is located in the southern corner, with entry to the restroom in the southwest wall. The waiting area is finished similarly to the restroom. The ladies' room has vinyl flooring with four-inch-high rubber baseboards with two-inch-high square caps. A three-and-a-half-inch chair rail with rounded edges frames the room. The opening is framed by a four-and-a-half-inch wide surround with rounded edges and mitered corners. Plaster covers the brick exterior walls, while drywall forms the interior walls. Exposed pipes largely obscure the ceiling. Exposed pipes in the floor and walls indicate the ladies' room had three separate stalls and two sinks. A single window opening pierces the south corner of the southwest elevation, which is not visible from the public right-of-way on Schwarzer Alley. This opening holds a two-light metal awning window set under a four-light fixed sash.

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The interior of 38 Market Space is minimally finished, providing removable shelving for the A.L. Goodies store. The open space is supported by three randomly spaced cast-iron columns. The floor, which slopes upward from the main entry at Market Space, is covered with vinyl tiles and carpeting, both of which have been painted. Metal railing frames the sloping floor as it rises. A four-inch high wood baseboard circles the rectangular-shaped room, which is created by drywall covered partially in wood paneling. The paneling rises approximately six feet high and is marked by reveals for hanging shelving and displaying merchandise. The flush hollow-core wood door at the center of the northwest wall has a two-inch square-edged surround of metal. A second entry is located in the western end bay of the southwest wall, presumably leading to 100-106 Main Street. The ceiling is covered with suspended acoustical tiles with florescent and hanging spot lights.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates 1884; 1937; 1986

Architect/Builder Unknown

Construction dates 1884; 1937

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The building at 36-38 Market Space was constructed in 1884 for William Iglehart, the owner and editor of the *Anne Arundel Advertiser*. Iglehart's many entrepreneurial activities proved financially successful, allowing him to have the building erected following the October 1883 fire that destroyed the western end unit of Factor's Row. Constructed circa 1771 by Charles Wallace, this portion of Factor's Row was owned and leased in the late eighteenth century by prominent merchant Joshua Johnson, who was one of Wallace's business partners. The Iglehart family purchased the property in 1836, retaining ownership until 1919, when it was sold to tailor Samuel Greenfield. Substantially enlarged about 1937 and renovated on the interior, the building was veneered in brick with fenestration to match that of the abutting Aaron Lee Goodman Building at 100-106 Main Street; all traces of its late-nineteenth-century Italianate-style façade were removed. The building, still owned by the Greenfield-Gritz family, was renovated again in the late twentieth century to provide two commercial stores with restaurant space on the second floor.

HISTORY

Governor Nicholson's Garden Lot

The property on which 36-38 Market Space stands was set aside by the Maryland General Assembly specifically for Governor Francis Nicholson in 1696. Francis Nicholson, born in Yorkshire, England, in 1655, was a British military officer who served as lieutenant-governor (1687-1689) of New York, and, following his return from England, was governor (1689-1690). Nicholson was then appointed as lieutenant-governor of Virginia (1690) and later served as the colonial governor of Maryland (1694-1698) and Virginia (1698-1705). While in Virginia, he was instrumental in the creation of the College of William and Mary, serving as one of the original trustees. Additionally, he oversaw the relocation of the capital from Jamestown to Williamsburg. During his short tenure in Maryland, Nicholson was largely responsible for the relocation of the state capital from St. Mary's to Annapolis. He was also greatly involved in the design of Annapolis, hiring "surveyor Richard Beard to create a complex plan for the new capital, breaking from the traditional pattern of town

9. Major Bibliographical References

Inventory No. AA-1821

- Baltz, Shirley V. *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, Maryland: The Liberty Tree, Ltd, 1975.
- Doyel, Ginger. *Gone to Market: The Annapolis Market House, 1698-2005*. Annapolis, Maryland: The City of Annapolis, 2005.
- McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
- Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.
- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

10. Geographical Data

Acreage of surveyed property 1.43 acres
Acreage of historical setting 1.43 acres
Quadrangle name Annapolis

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The market house and associated plaza are located on Parcel 806 as noted on Tax Map 52A. The property is denoted as 25 Market Space. Completed in 1857-1858, this is the third market house constructed on the 1.43 acres of land dedicated specifically for this purposed in 1784 by Nicholas Carroll, James Mackubin, Jacob Hurt, Charles Wallace, John Davidson, Thomas Harwood, Joseph Williams, and James Williams. It is the eighth market house in the City of Annapolis.

11. Form Prepared by

name/title	Laura V. Trieschmann, Architectural Historian		
organization	EHT Traceries	date	May 2009
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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development in the Chesapeake.”¹ The design, largely realized by the actions of the General Assembly, included a large tract of land at the approximate center of the capital city for Nicholson’s own personal use. The *Act for Keeping Good Rules and Orders in the Porte of Annapolis* described Nicholson’s request for the property:

...and whereas his s^d Excell^{cy} the Governo^r hath requested to have a Certain parcel of Land in the publick pasture according to the Demencons [*sic*] thereof mentioned and layd down in the Platt of the Town for planting and makeing a Garden Vineard or Somerhouse or other use Be it therefore Enacted by the Authority aforesaid that it shall and may be Lawfull for the said Commissioners and Trustees to lay out and allot to his Excellency the said parcel of Lane of the said Town Pasture which shall be to his Ex^{cy} and his heires and Assignes forever in fee simple the said Com^{ts} keeping a Record of the bounds therof...being drawn up and presented by Richard Beard Gentleman by order and Directions of his Excellency....²

Despite his departure from Maryland in 1698 to serve as governor of Virginia, Nicholson retained ownership of his Annapolis property. One of the few notations by surveyor James Stoddert on his plan for the City of Annapolis records the large tract extending eastward from the proposed site of the statehouse was specifically set aside for Governor Nicholson. Although Nicholson had specifically noted his intent to use the land as a garden, vineyard, and site of a summer house, the land’s actual use is not known for certain. In 1718, when James Stoddert resurveyed Annapolis, the Governor’s Garden Lot was in the hands of Thomas Bordley, who would later serve as Attorney General of Maryland. Bordley had claimed ownership in 1704 as a result of Nicholson’s departure and the destruction, or loss, of Annapolis land records. The notebook of James Stoddert documents his resurvey of the Nicholson’s Garden Lot, which was denoted as “Ground formerly surveyed for Governor Nicholson claimed and in possession of Mr. Bordley.” Bordley’s use of the property is also not clearly documented; it is believed the land was vacant during his tenure as owner.

In March 1770, more than fifty years after his father had claimed the land, John Beale Bordley sold a 5-1/2-acre portion of the property to Charles Wallace (1727-1812). Wallace, an entrepreneur and rising member of the business community (staymaker, tavern keeper, merchant, and politician), clearly envisioned a mercantile district or corridor that would connect the political center of town to the commercial core at the head of the dock. Accordingly, he developed the area into a mixed residential and commercial community for shopkeepers, maritime tradesmen, artisans, and craftsmen. The plan began with the platting of Cornhill Street and Fleet Street, both of which traveled from State Circle to Market Space. The individual lots fronting the two new

¹ Marcia M. Miller and Orlando Ridout V, editors. *Architecture in Annapolis: A Field Guide*, (Crownsville, Maryland: Maryland Historical Trust, 1998), 9.

² See “Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729,” Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

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streets were leased; the detailed agreements required tenants to develop the property with residences, stores, taverns, livery stables, and other commercial enterprises. As a source of income for his business, Wallace served as builder, or “undertaker” of the State House, although he failed to complete the work on the present edifice.

As another means of encouraging development, especially along the head of the dock, Wallace subdivided the property fronting Market Space and sold each parcel individually on March 20, 1771. The property at what is today 36-38 Market Space, along with the western end unit of the building, was sold to Joshua Johnson for £75 sterling. The other sections of the building were also each sold for £75 sterling. The property was described as:

...being in breadth twenty eight feet in depth ninety Six feet and beginning at the Southernmost Corner of the Building now erecting at the head of the Dock and running with the exterior part of the Front wall of the same building twenty eight feet to the Center of the first Partition wall in the same building then with a line drawn back with the Center of the said Partition wall and Parralele [*sic*] to a line from the said beginning back with the Gable End wall of the said building for the Length of ninety six feet then by a Line drawn paralel [*sic*] to the said first line for the breadth of twenty eight feet and from thence by the said Paralel and the Partition part of the said gable end wall Straight to the beginning. Together with all Houses Buildings Improvements....³

This land record, one of four deeds that divided the property now designated as 26-38 Market Space, provides a detailed description of the property being conveyed and documents the construction of a building at the time of the 1771 transactions. The building, marked by gable end walls, was a brick structure standing three stories in height. The imposing building dominated the market space with its four equally spaced sections, each three bays wide and five bays deep with a central entry opening on the first story of the façade. The building is clearly noted on Edward Sachse’s *Bird’s Eye View of Annapolis*, from circa 1858. This highly detailed print, although completed nearly 87 years after the building was erected, shows the complex roof form, where “the end units turned their roofs at a right angle to the longitudinal slopes of the middle units, and had classically proportioned pediments facing the water.”⁴ The central entry openings appear to be framed in classically inspired surrounds. Two large chimneys of brick rise from the rear of the two end units, while smaller chimney stacks project from the center of the two middle units.

Construction of this imposing four-part building, based on the deeds, is therefore known to have begun in 1771. Joshua Johnson, who was in London in May 1771, wrote to Charles Wallace inquiring about “how the House

³ Provincial Court Records, volume 726, Liber IB 3, Folio 13, Charles Wallace to Joshua Johnson (20 March 1771).

⁴ Miller and Ridout, 71.

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Building &ca goes on and what progress you have made on the Wharf..."⁵ The building appears not to have been completed, as Johnson writes in 1774 "you tell me that the house eclipse even chase's (now Lloyd's); pray tell me whether or not it is agreeable to Anderson's plan or Noake's [*sic*]." ⁶ Both men mentioned by Johnson were prominent architect/builders working in Annapolis at the time; Joseph Horatio Anderson's surviving work includes the State House (AA-685) and William Noke was responsible for the Chase-Lloyd House (AA-628). In *Architecture in Annapolis*, architectural historians Marcia Miller and Orlando Ridout V have applied a construction date of "c. 1771-75," although only a fragment survives today at 26 Market Space.⁷

Wallace strategically located his building on the section of land closest to the docks and fronting the future site of the city market. The building, known collectively as Factor's Row, was one of the first constructed on the undeveloped tract. The site was undoubtedly selected not only for its proximity to the docks and its general prominence, but also as encouragement for others to build in the vicinity, especially on Wallace's land. The firm of Wallace, Davidson and Johnson maintained their offices in the eastern end unit at 26 Market Space (commonly known as the Wallace, Davidson and Johnson Building); Johnson owned the section of the building at what is now 36-38 Market Space. Isaac McHard purchased 28-30 Market Space (AA-1819), which was the eastern center unit. Thomas Harwood owned the western center unit, corresponding with 32-34 Market Space (AA-1820).

Together with Charles Wallace and John Davidson, Joshua Johnson formed the firm of Wallace, Davidson, and Johnson. The prosperous firm functioned from April 1771 to January 1776. Each of them contributed £1,000 sterling and all held equal shares.⁸ Johnson was already commissioning goods from James Russell in England for import to Annapolis and was beginning to make the necessary connections for the firm's ultimate success. This was further enhanced by John Davidson's role as the deputy naval officer of the port of Annapolis and collector of the port. Historian Edward C. Papenfuse suggests in *In Pursuit of Profit* that the partnership "was the first American firm to break the British middleman's hold on the supply of goods to Maryland, and it was also the first to be active in the consignment tobacco trade independent of British capital." Johnson, who spent most of his time in London purchasing the goods, "dispatched almost £4,000 sterling of merchandise from London to his Annapolis partners." The firm's success was initially threatened as they were quickly overstocked and "could not make remittances fast enough to suit their London and Glasgow suppliers." The firm "imported nearly £8,000 sterling worth of goods into Annapolis in the fall of 1772, but only £5,000 worth in the fall of 1773," despite a depression that affected both the colonies and England. Yet, by taking advantage of the failures of other merchants and venturing into the tobacco trade, Wallace, Davidson and Johnson became possibly "the

⁵ Edward Papenfuse, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 55.

⁶ Miller and Ridout, 70.

⁷ Miller and Ridout, 70.

⁸ Papenfuse, *In Pursuit of Profit*, 53.

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largest of the sixteen importing firms" in Annapolis by 1774.⁹ "In two years, they handled 4,475 hhds. [hogheads] of tobacco (approximately 7 percent of Maryland's export) and managed several cargoes of wheat, corn, iron, and other commodities."¹⁰ As Papenfuse points out, much of the firm's initial success was related to their exportation of the tobacco of Charles Carroll of Carrollton, who was perhaps the wealthiest planter in Maryland.¹¹

Papenfuse cites the "age of affluence" during this period was the because of the colony's "noninvolvement in the French and Indian War" (1754-1763) and therefore it did not have major war debt. Further, because it had "good markets for its principal exports (grain, tobacco, and iron), per capita income grew."¹² Yet, when colonial resistance resulted in nonimportation and nonexportation, the firm realized it was time to cease operations while still successful:

A surviving account current for November 1775 indicated that, although they owned £7,585 currency and £6,876 sterling in Maryland, they had balances due on store accounts of £15,171 currency and £17,376 sterling. Over the next few years, the partners were able to settle their accounts and remit good bills to Johnson [for payment to the London tradesmen].¹³

The success of the firm was reflected in the four-part building, known as Factor's Row, which Wallace had erected. Papenfuse speculates on the effects caused by the closure of the firm's business in London and Johnson's departure in 1778 for Nantes to serve as consul for Congress:

His [Johnson] leaving London marked the close of a most successful foray into a business long dominated by London merchants and London capital. Between 1771 and 1776, a vanguard of Maryland merchants effectively challenged the British middleman and proved that American capital could hold its own in the tobacco trade. What opportunities and changes war would bring remained to be seen, but the nature and organization of the tobacco trade in the upper Chesapeake would never be the same.¹⁴

Recognizing that things were about to change in the import/export business with the eminent close of the American Revolution (1776-1783), Wallace and Johnson formed a partnership with John Muir in June 1781. Muir, formerly a clerk in the customs house, had been commissary of stores for the Continental Army during the war and brought skills the partnership required. The new firm, known as Wallace, Johnson and Muir, was

⁹ Papenfuse, *In Pursuit of Profit*, 30.

¹⁰ Papenfuse, *In Pursuit of Profit*, 70.

¹¹ Papenfuse, *In Pursuit of Profit*, 71.

¹² Papenfuse, *In Pursuit of Profit*, 30.

¹³ Papenfuse, *In Pursuit of Profit*, 73.

¹⁴ Papenfuse, *In Pursuit of Profit*, 75.

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“devoted principally to the wholesale commission trade on both sides of the Atlantic,” unlike the predecessor firm that was importing for a retail market confined to the upper Chesapeake.¹⁵ Again stationed overseas, Joshua Johnson was a commission merchant in France and, later in England, purchased goods for customers on a cash-in-hand basis, managing the sale of cargoes and supervising the construction of ships specifically for the firm’s use. Papenfuse recounts Johnson’s maxim was “if business don’t seek us we ought to seek it.”¹⁶ The correspondence among the partners and ledgers of the firm document their expansion beyond Annapolis and contact with merchants in other ports, particularly in Philadelphia and Baltimore. Yet, by the end of the war in 1783, the planter elite found they no longer needed firms like Wallace, Johnson and Muir for the importation of goods, or the sale of their tobacco. The post-war depression of 1785-1786 “which was brought about by an enormous influx of goods sent from London on generous credit terms, accentuated and perhaps even hastened [economic] decline.” The effects of the depression in Annapolis were also fueled by the closing of Wallace, Johnson and Muir, “which was in the end brought about by an irresolvable quarrel between the Annapolis partners and Joshua Johnson.”¹⁷ No other local firm was in a position to replace it.

The 1783 Tax List noted that Johnson owned just the one-quarter-acre lot on Market Space, which was assessed at £376.¹⁸ In July 1784, Joshua Johnson was one of eight property owners who collectively conveyed 1.43 acres of land at the head of the dock for use as a market house. This was to be the fifth site for the city’s sixth market house. The “gentlemen” received “the Sum of five Shillings sterling to them in hand paid by the said Mayor Recorder Aldermen and Common council of the City of Annapolis the Receipt wherof [sic] is hereby Acknowledged have granted bargained sold aliened enforssed [sic] released and confirmed by those Presents...” It was described as:

...all that portion or parcel of Ground lying and being in the City of Annapolis at the head of the Dock Beginning at a Post Standing at the North East Corner of Mr. James Williams’s House [22 Market Space] and running South forty Degrees West three Hundred and Ninety two feet & a half foot till it intersects the line of Church Street [now Main Street] on the south West Side of the Dock, then or with said Street South seventy five and a Quarter Degrees East two hundred and nineteen feet To a Post Then North forty Degrees East three hundred and Nineteen feet to a Post Thence with a Straight line to the beginning...¹⁹

The relocation of the market house within such close proximity to Johnson’s property would have served the merchant well. As historian Edward Papenfuse points out in *In Pursuit of Profit* that, “at the same time [the market house was being constructed], land prices for privately held property on the dock jumped

¹⁵ Papenfuse, *In Pursuit of Profit*, 109.

¹⁶ Papenfuse, *In Pursuit of Profit*, 110.

¹⁷ Papenfuse, *In Pursuit of Profit*, 134.

¹⁸ He was not listed in the 1798 Federal Direct Tax as owning property.

¹⁹ General Court Deeds, Liber TDG 1, Folio 314 (28 July 1784) (also see NH 1, 428).

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astronomically, although the owners preferred developmental leasing to outright sale.”²⁰ Papenfuse describes the atmosphere of the dock after the American Revolution:

...merchants and other townspeople worked together to build better facilities for trade. In an area that had been the marshy site of a decaying shipbuilding industry and a few taverns and inns, respectable stores and substantial private wharfs arose, in addition to the public docks. These developments testify to the town's enthusiasm and hopes for the future, but it was not long before signs of overcommitment [*sic*] became painfully apparent.²¹

The prosperity that Annapolitans had come to enjoy began to diminish by 1786 as “taxes were high, money was in short supply, and the market was glutted with goods.”²² By the early 1790s, when the “era of business expansion had ended,” the loss of this economic prosperity had so greatly affect property owners that they “had difficulty in leasing, while those who did lease often were unable to collect or were forced to reduce rents.”²³ The opulence of the city was further threatened by the rapid expansion of the City of Baltimore, which had become the primary port in Maryland. These factors all prompted the discussion of relocating the state government from Annapolis to Baltimore, but high-ranking members of society and local officials were able to thwart the threats.

In the fall of 1797, Johnson returned to Annapolis, primarily to claim his profits. He used the courts in an attempt to force his former partners, Charles Wallace and John Muir, to “obtain more than an arbitrated settlement.” The appeal continued until 1823, twenty-one years after Joshua Johnson's death.²⁴ During his time in France and England, his property on Market Space was leased. Edward Papenfuse and Jane McWilliams in the Lot Histories that accompany their report, “Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786,” document the building's use as the Victualing House,” or place where provision is made for strangers to eat.²⁵ The Lot Histories state that between circa 1777 and 1783 “Joshua Johnson's building was used as the ‘Victualing House’ by John Crissall, the Annapolis Commissary of provisions.... Crissall used this building as his office, but he stored the provisions in warehouses like the ones that were part of the confiscated property of Daniel Dulany.” The report continues:

An Account of Mr. Joshua Johnson's for rent of his house for a Victualing office was produced being first passed by the Auditor in which is charged £40 a year rent. On the question shall the said Account pass, it was determined in the negative. One the question what sum should be

²⁰ Papenfuse, *In Pursuit of Profit*, 154.

²¹ Papenfuse, *In Pursuit of Profit*, 154.

²² Papenfuse, *In Pursuit of Profit*, 154.

²³ Papenfuse, *In Pursuit of Profit*, 155-156.

²⁴ Papenfuse, *In Pursuit of Profit*, 229.

²⁵ Papenfuse and McWilliams, 227.

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allowed, determined that the sum of £30 a year should be allowed... Ordered that the Western Shore Treasurer pay to Joshua Johnson One hundred and eighty one pounds, three shillings and two pence....²⁶

Two years after his return to Annapolis and in need of funds, Joshua Johnson sold his portion of Factor's Row to Richard Johns for "£1500 current money of Maryland." The detailed description of the property was identical to that in the deed between Charles Wallace and Joshua Johnson in 1771, except the reference to the building had been changed from "now erecting at the head of the Dock" to "erected at the head of the Dock." Little is known about Richard Johns as he was not located in the early census or tax assessments. However, the deed of conveyance between Johnson and Johns notes both men were merchants living in Annapolis.

Johns sold the western end unit of Factor's Row less than one year after purchasing it to Francis DeBlock of Baltimore City. John Barber purchased the property from DeBlock in July 1801 for \$3,000. The deed of conveyance stated the property measured 28 feet by 96 feet. Like the previous owners, Barber did not retain ownership for long, selling the property in two separate transactions in February 1802. The first portion to be conveyed was the lot (28 feet by 96 feet) plus the western end unit of Factor's Row. This property sold for \$3,200. Additional acreage at the rear of the property along what is now Schwarzer Alley was sold for just \$200. New owner, Joseph Evans was in possession of the property for thirty-four years. The Real Property Assessments taxed Evans for one improved lot, valued at \$3,500, in 1831. The high valuation of the property's improvement and the lack of other assessments or deeds of conveyance for Evans during this period suggest the property noted in the 1831 tax records was the western end unit of Factor's Row at what is now 36-38 Market Space.

Evans sold the property, including the portion fronting Schwarzer Alley, in 1836 for \$200 less than he had paid thirty-four years earlier. It was purchased by James Iglehart, Jr. Born in December 1790, Iglehart was a prosperous merchant who took advantage of the valuable location his new commercial building on Market Space. By this time, as noted by Miller and Ridout, "at least two of the units [of the four comprising Factor's Row] had storefronts cut in."²⁷ Thus, it is possible that the first story of Iglehart's portion of the building was now used for his own commercial purposes. His operation of a commercial enterprise at this location is further documented by historian Robert Harry McIntire, who notes Iglehart was a merchant on Market Space.²⁸ The 1870 census documents that James Iglehart was a dry goods and grocery merchant. At the time of this census, at age 79, he was living with his eldest daughter, son-in-law, and two black women, who were listed as domestics.

²⁶ Papenfuse and McWilliams, 227.

²⁷ Miller and Ridout, 71.

²⁸ Robert Harry McIntire, *Annapolis Maryland Families*, (Baltimore, Maryland: Gateway Press, Inc., 1980), 355.

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His daughter, Anne Sellmen Iglehart was married to Commodore James Iredell Waddell, who was a Confederate naval officer.²⁹

Iglehart's prosperity prior to 1870 is reflected in the slave schedules, which record he owned nine slaves in 1850 and four slaves in 1860. The decline of his business at the height of the Civil War (1861-1865) is documented by the 1863 tax assessments, which charged him minimally for retail merchandise, liquor, and silver plates. However, the 1864 assessment indicated his annual income was \$900, which appears to have been comparable to other merchants and notably higher than most citizens of Annapolis, save the physicians and lawyers.³⁰

With the death of James Iglehart, Jr. in November 1874, the Market Space property was bequeathed to his children, who had actually begun to dispute ownership four years prior to their father's death. Under the direction of William T. Iglehart and trustee Frank H. Stockett, the property was transferred to Catherine S.B. Iglehart. The assignment also included a "lot with improvements on Cornhill Street," two other parcels in Annapolis (location not specified), and 213 acres in the first election district of Anne Arundel County. Catherine Spottswood Berkeley, the daughter of Dr. Edmund and Mary Berkeley, was born in Staunton, Virginia, in 1833. She married William Thomas Iglehart in 1863 while he was serving as a 2nd lieutenant for the Confederate Army during the Civil War. Born in 1833 and educated as an attorney, William Iglehart was the owner and editor of the *Anne Arundel Advertiser*. Additionally, as recounted by McIntire, Iglehart also served as city counsel, state printer, and postmaster (1885-1886).³¹ Iglehart's many entrepreneurial activities proved financially successful as his real property was assessed in 1870 at \$5,000 and his personal property was valued at \$500. The 1880 census documents Iglehart lived on Prince George Street with his wife, two daughters and son.

Building History

On the morning of October 22, 1883, the explosion of a coal oil lamp sparked eruptions that resulted in the loss of "ten houses and nine store rooms" and, unfortunately, the deaths of two residents at 26 Market Space. A short article in the *Washington Post* stated that "the naval academy steam engine manned by sailors under Chief L.J.M. Boyd, rendered effective service," with the estimated losses about \$55,000.³² This devastating fire nearly destroyed the building constructed by Charles Wallace in 1771 on Market Space. The eastern end unit of Factor's Row at 26 Market Space was partially intact, standing as the only remnant of the historically and

²⁹ The Waddells had the house at 61 College Avenue (AA-413) constructed in 1881.

³⁰ Ancestry.com. *U.S. IRS Tax Assessment Lists, 1862-1918* [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2008. Original data: National Archives (NARA) microfilm series: M603, M754-M771, M773-M777, M779-M780, M782, M784, M787-M789, M791-M793, M795, M1631, M1775-M1776, T227, T1208-T1209.

³¹ McIntire, 355.

³² "Fatal Fire at Annapolis," *Washington Post*, 23 October 1883, 1.

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architecturally significant 1771 building. All of the western end unit at 36-38 Market Space was destroyed by the blaze. Undeterred by the devastation, however, William Iglehart oversaw the construction of a new building on his property almost immediately. According to the Sanborn maps, the property was improved by 1885, thus providing a construction date of 1884.

An 1891-1895 photograph of Market Space shows the original configuration of the façade, which was Italianate in style with an ornate cornice. It was visually divided into two parts by recessed structural bays, each marked by three window openings. The first story included recessed central entries framed by wood-framed show windows set over wood panels. A full-width entablature with paired scrolled brackets and a wide frieze, possibly for signage, marked the division between the first and second stories. The elongated window openings on the second story were segmentally arched, holding 6/6 double-hung, wood-sash windows. A string course ran from the edges of the upper sashes, visually connecting the openings. The ornate overhanging cornice was dressed by a molded frieze, paired brackets that were scrolls, and large modillions.³³

Despite the death of William Iglehart in December 1886, the income-producing property on Market Space was retained by his widow. The Sanborn maps show that the new building was divided into two commercial spaces on the first floor. In 1885, the space at 36 Market Space was used as a grocery and 38 Market Space was vacant. By 1891, Benesch Furniture occupied the store at 38 Market Space. While the grocery remained at 36 Market Space, the furniture store was replaced by 1903 with a toy store on the first floor and a stationary store on the second floor. By 1903, with the change in tenants, a one-story addition was erected on the rear of the building. In 1908, the grocery store had been supplanted by a clothing store. Additionally, the one-story rear addition was replaced by a two-story addition that extended further back towards Schwarer Alley.

Upon the death of Catherine S.B. Iglehart in April 1912, the building was bequeathed to her children and their spouses. The heirs eventually sold the property at 36-38 Market Space to Louis Stern, a Russian-born merchant who may have previously leased the building. Stern paid \$8,050 for the property, which included a brick building with two commercial stores on the first floor and a freestanding wood-frame garage that was accessible from Schwarer Alley. Aware of the property's prime location fronting Market Space, Stern subdivided the lot. He sold the triangular-shaped portion in the northwest corner, designated as Lot A on the plat, to Samuel and Julia Greenfield for \$4,025. This transaction took place just two days after Stern had purchased the property on March 28, 1919, and included the western half of the building. Stern retained Lot B, which included the eastern portion of the commercial building and the wood-frame garage.

Having emigrated from Russia in 1889 with his wife, Stern became a naturalized citizen in 1894. In 1920, the Sterns lived on nearby Cornhill Street with their son, who worked in the family store as a cashier. Samuel

³³ Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: The City of Annapolis, 2005), 53; Marion E. Warren and Mame Warren, *The Train's Done Been and Gone*, (Annapolis, Maryland: M.E. Warren, 1976), 34.

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Greenfield, who emigrated from Russia in 1906, operated a tailor shop, while residing with his wife and two children on the upper floor of 38 Market Space. Greenfield purchased Lot B from Stern in 1925, reuniting the building and lot once again under a single owner. The 1921 Sanborn map documents that Greenfield used the commercial space of 38 Market Space as his tailor shop, while 36 Market Space was a pawn broker shop. The 1924 city directory also shows the pawn broker and tailor shops occupied the commercial storefronts, while Freeman Electrical maintained space on the second floor of 36 Market Space. By this period, the storefronts had been slightly changed with the insertion of smaller show windows topped by fixed transoms. The transoms at 36 Market Space were narrow, holding six lights; the transoms at 38 Market Space were square with four lights. Retractable awnings covered the storefronts.³⁴

About 1937, the building was substantially altered by the construction of a large rear addition that occupied all of what had been Lots A and B. Extending from the rear of the 1884 building to Schwarzer Alley, the addition rose two stories in height with a flat roof. The 1959 Sanborn map, which records that the addition was constructed of hollow tile, brick and concrete blocks, notes the interior dividing walls and the rear exterior walls of 36 and 38 Market Space were removed. The building was supported by columns and girders, with interior access now open to the corner building at 100-106 Main Street. This alteration coincides with the purchase of 100-106 Main Street, known as the Aaron Lee Goodman Building, by the general merchandise store of G.C. Murphy Company of Pennsylvania. The façade of 36-38 Market Space appears to have been altered by the application of a brick veneer, which although not a high-style interpretation, was inspired by the classical ornamentation and materials of the Goodman Building. The fenestration of the two buildings was remarkably similar, especially on the second story where expansive 12/12 double-hung, wood-sash windows with eight-light transoms were placed in groups of seven. The Goodman Building, completed by 1913, stood at the corner of Main Street and Market Space, and thus was more ornately finished with a stone veneer and a metal cornice with roof balustrade. Yet, the fenestration and brickwork along the cornice line of 36-38 Market Space illustrated the unity of the two buildings, which were open on the interior as one large commercial space until the late 1980s. Aerial photographs show the buildings appear as one structure from the roof.³⁵

Beginning in 1977, subsequent to the sale of the Goodman Building in 1976, the commercial space within the two joined buildings was renovated by Frank Gant Architects of Severna Park, Maryland. The revised interior plan created individual booths, each about 250 square feet that were then leased to vendors. When the Market Space building reopened in October 1977, the shops included Jim Garrahy's Fudge Kitchen, The Big Dipper Ice Cream, Port Canvas Company, Duffy's Dollhouse, Be Beep Toy Shop, and Kites Aweigh, among others. Many of these same shops remained in the building throughout the late 1970s and 1980s. In September 1986, The Gap clothing company leased the entire building. Based in San Bruno, California, the company hired San Francisco-based architects Livikow and Associates and the contracting firm of Fisher Development, Inc. to undertake the

³⁴ Doyel, 73.

³⁵ Doyel, 91 and 93.

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extensive interior renovations to create one commercial space. The work included returning the interior dividing wall between 36-38 Market Space and 100-106 Main Street, which was renovated to provide space for the company's other store, Banana Republic. In July 2002, Comfort One Shoes moved into the building at 36-38 Market Space, occupying 2,080 square feet on the first floor. The shoe store was followed in June 2007 by The Clearance House. In September 2008, Hard Bean Coffee and Booksellers, owned by Gary Amoth, became the primary tenant. The building was renovated to provide the coffee and bookstore within the larger of the two commercial spaces. The smaller space at 38 Market Space was leased to A.L. Goodies General Store. The second floor was renovated to provide additional dining space for Buddy's Crabs and Ribs, a restaurant located on the upper story of the Goodman Building.

Despite the changes in tenants, ownership of the building at 36-38 Market Space remained in the Greenfield family. Charles Greenfield received title upon the death of Samuel Greenfield in November 1963. Bessie Greenfield had inherited the property from her father, who had died in March 1973. Born in 1907, Greenfield married Abraham Gritz, a tailor and liquor store owner, in June 1930. In December 1973, Bessie Gritz divided interest in the property purchased in 1919 by her grandfather between her two sons, Herman and Jack Gritz. Upon the death of their mother in 2006, Herman and Jack Gritz, who live in Montgomery County, Maryland, obtained full title to the income-producing property.

Chain of Title

- 1696: Governor Francis Nicholson granted property
Act for Keeping Good Rules and Orders in the Porte of Annapolis
Proceedings and Acts of the General Assembly, September 16-October 2, 1696
Liber LL 2 Pages 134-144
- c. 1696: Richard Beard survey for Francis Nicholson
- 1704: Thomas Bordley claimed ownership of property following Francis Nicholson's
departure to Virginia and destruction of land records
- July 1718: James Stoddert resurveyed for Thomas Bordley
- March 21, 1770: John Beale Bordley to Charles Wallace
Provincial Court Records
Volume 726
Liber DD 5 Folio 35

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March 20, 1771:	Charles Wallace to Joshua Johnson Provincial Court Records Volume 726 Liber IB 3 Folio 13
March 16, 1799:	Joshua Johnson to Richard Johns Land Records of Anne Arundel County Liber NH 9 Folio 516
February 17, 1800:	Richard Johns to Francis DeBlock Land Records of Anne Arundel County Deed not located (See Liber NH 11, Folio 206)
July 18, 1801:	Francis DeBlock to John Barber Land Records of Anne Arundel County Liber NH 11 Folio 206
February 10, 1802:	John Barber to Joseph Evans Land Records of Anne Arundel County Liber NH 11 Folio 452
February 10, 1802:	John Barber to Joseph Evans Additional acreage at rear along Schwarzer Alley Land Records of Anne Arundel County Liber NH 11 Folio 449
December 1, 1836:	Joseph Evans to James Iglehart Land Records of Anne Arundel County Liber WSG 21 Folio 395
January 26, 1878:	William T. Iglehart and Frank H. Stockett, Trustees, to Catherine S.B. Iglehart, wife of William T. Iglehart Equity Case 495: James I. Waddell vs. Harwood Iglehart Land Records of Anne Arundel County Liber WSG 21 Folio 395

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- March 28, 1919: Mary B.J. Gassaway, L. Dorsey Gassaway, Anne W. Iglehart, E. Berkley Iglehart, and Helen D. Iglehart, heirs of Catherine S.B. Iglehart, to Louis Stern
Land Records of Anne Arundel County
Liber WNW 10 Folio 159
- March 31, 1919: Louis and Rachel Stern to Samuel and Julia Greenfield
Lot B
Land Records of Anne Arundel County
Liber GW 144 & WNW 6 Folio 355
- October 6, 1924: Samuel and Julia Greenfield to George B. Woelfel, Trustee
Land Records of Anne Arundel County
Liber WNW 96 Folio 131
- October 6, 1924: George B. Woelfel, Trustee, to Samuel and Julia Greenfield
Land Records of Anne Arundel County
Liber WNW 96 Folio 133
- July 28, 1925: Louis and Rachel Stern to Samuel and Julia Greenfield
Lot A
Land Records of Anne Arundel County
Liber WMB 8 Folio 278
- November 5, 1963: Samuel Greenfield bequeathed to Charles Greenfield
- March 11, 1973: Charles Greenfield bequeathed to Bessie Greenfield Gritz
- December 10, 1973: Bessie Greenfield Gritz, and Herman Gritz, Trustee for Will of Samuel Greenfield, to Bessie Gritz, Herman Gritz, and Jack Gritz
Land Records of Anne Arundel County
Liber WGL 2680 Folio 302
- December 29, 2006: Estate of Bessie Greenfield Gritz to Herman Gritz and Jack Gritz
Quit Claim
Land Records of Anne Arundel County
Liber RPD 19632 Folio 496

9. Major Bibliographical References

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10. Geographical Data

Acreage of surveyed property	less than one acre	
Acreage of historical setting	5.14 acres	
Quadrangle name	Annapolis	Quadrangle scale: 1:24,000

Verbal boundary description and justification

The building at 36-38 Market Space is located on Parcel 840 as noted on Tax Map 52A. The building has been historically associated with this property since its construction in 1884 for William Iglehart following a devastating fire that destroyed an existing building known as Factor's Row. Well before Factor's Row was constructed in 1771, the property was owned by Governor Francis Nicholson for use as his garden. It was first subdivided by Charles Wallace in March 1771. The building was substantially altered by 1937 when the façade was veneered to show its association with the neighboring building at 100-106 Main Street.

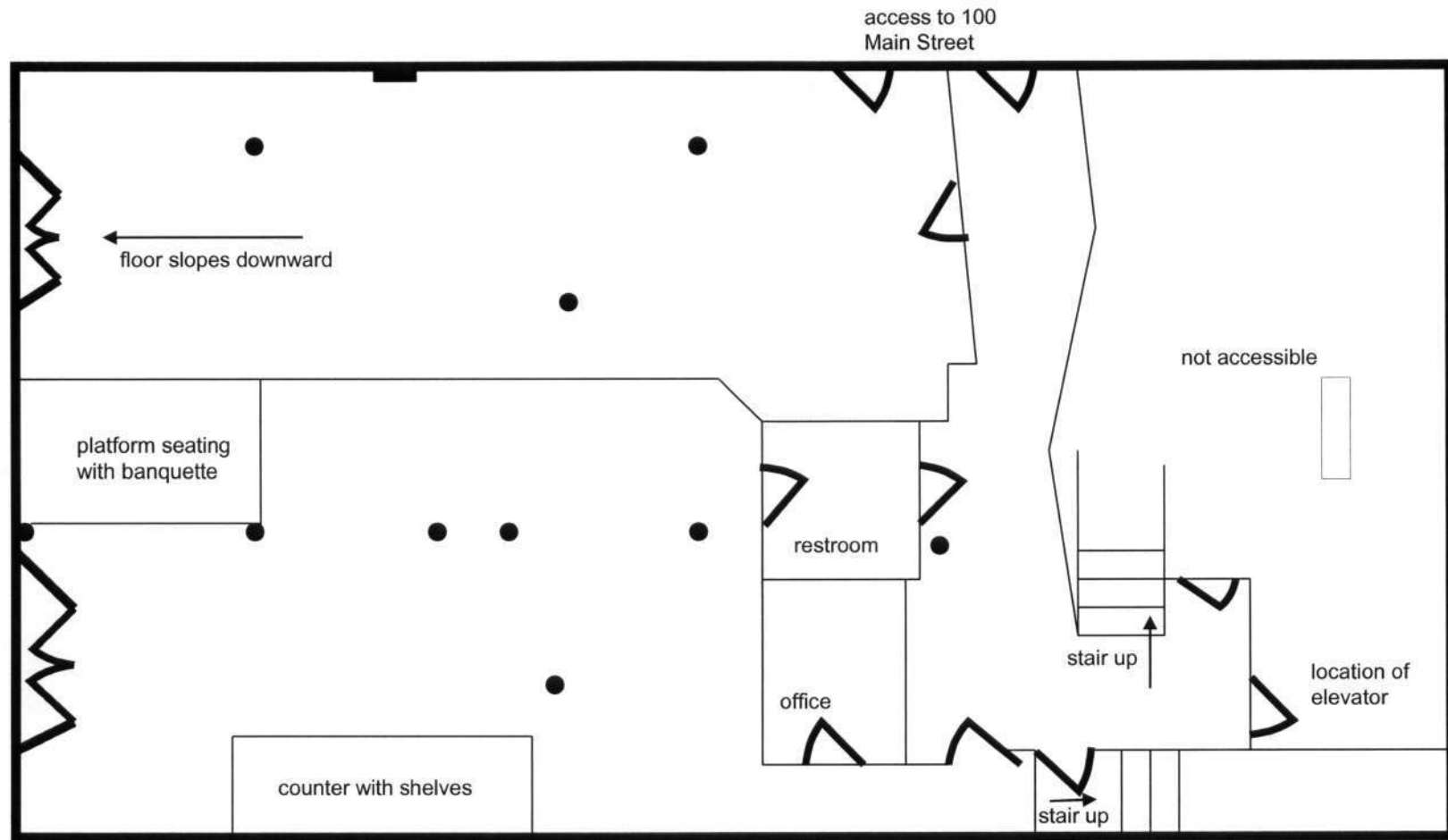
11. Form Prepared by

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street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



First Floor

William Iglehart Commercial Building (AA-1821)

36-38 Market Space, Annapolis, Anne Arundel County



Not to Scale

Drawn by EHT Tracerics, Inc.
August 2009



William Iglehart Commercial Building (AA-1821)

36-38 Market Space

Annapolis, Anne Arundel County, Maryland

Tax Parcel Map 52A, Parcel 840

Prepared by EHT Tracerics, Inc., 2009



AA-1821 36-38 MARKET SPACE ANNE ARUNDEL COUNTY, MARYLAND	Photographer: EHT Tracerics Date: April 2009 Paper and Ink Type: Not printed
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1. AA-1821_2009-04-27_01.tif	Second floor 36 Market Space looking West
2. AA-1821_2009-04-27_02.tif	Second floor 36 Market Space ladies room looking North
3. AA-1821_2009-04-27_03.tif	Second floor 36 Market Space men's room looking West
4. AA-1821_2009-04-27_04.tif	First floor 36 Market Space looking NW
5. AA-1821_2009-04-27_05.tif	First floor hall looking SW
6. AA-1821_2009-04-27_06.tif	First floor 36 Market Space looking South
7. AA-1821_2009-04-27_07.tif	First floor 36 Market Space looking South
8. AA-1821_2009-04-27_08.tif	First floor 36 Market Space looking NW
9. AA-1821_2009-04-27_09.tif	First floor 38 Market Space looking SE
10. AA-1821_2009-04-27_10.tif	First floor 38 Market Space looking NW
11. AA-1821_2009-04-27_11.tif	SE elevation looking NW
12. AA-1821_2009-04-27_12.tif	SE elevation storefront 36 Market Space looking West
13. AA-1821_2009-04-27_13.tif	SE elevation looking West
14. AA-1821_2009-04-27_14.tif	SE elevation looking NW
15. AA-1821_2009-04-27_15.tif	North corner looking SW
16. AA-1821_2009-04-27_16.tif	NW elevation looking SW
17. AA-1821_2009-04-27_17.tif	NW elevation detail looking South
18. AA-1821_2009-04-27_18.tif	NW elevation stair looking SE
19. AA-1821_2009-04-27_19.tif	NE elevation detail looking SW
20. AA-1821_2009-04-27_20.tif	SE elevation looking NW



AA-1821

36-38 MARKET SPACE
ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

STREETSCAPE LOOKING NORTH

1 OF 15



AA-1821

36-38 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FACADE, LOOKING NW

2 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FACADE LOOKING NE

3 OF 15

HARD BEAN

COFFEE

BOOKS



AL BOOKS
CHAT COFFEE

EVERY DAY
WRESSO SANDWICHES

INTERNET
SANDWICHES

FREE INTERNET AVAILABLE
100% FRUIT

HARD BEAN COFFEE BOOKS

AA-1821
36-38 MARKET SPACE
ANNAPOLIS, MARYLAND
EHT TRACERIES
APRIL 2009
MARYLAND SHPO
STOREFRONT 36 MARKET SPACE, LOOKING NORTH
4 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

STOREFRONT 38 MARKET SPACE LOOKING NORTH

5 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NORTH CORNER LOOKING SOUTH

6 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NORTH CORNER LOOKING SW

7 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

NW ELEVATION LOOKING SW

8 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR, 36 MARKET SPACE LOOKING NW

9 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

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MARYLAND SHPO

FIRST FLOOR, 36 MARKET SPACE, LOOKING SOUTH

10 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR 36 MARKET SPACE LOOKING SOUTH

11 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR 36 MARKET SPACE LOOKING, NW

12 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

FHT TRACERIES

APRIL 2009

MARYLAND SATPO

SECOND FLOOR 36 MARKET SPACE LOOKING WEST

13 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR 38 MARKET SPACE LOOKING NW

14 OF 15



AA-1821

36-38 MARKET SPACE

ANNAPOLIS, MARYLAND

EHT TRACERIES

APRIL 2009

MARYLAND SHPO

FIRST FLOOR 38 MARKET SPACE LOOKING SE

15 OF 15

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 1821

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: Commercial

ORIGINAL USE: Commercial

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ()

Good (X)

Fair ()

Poor: ()

THEME:

STYLE: Commercial

DATE BUILT: 1908-1913

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 36-38 Market Space

COMMON NAME:

FUNCTIONAL TYPE: Comm Map 32 Par 347

OWNER: Bessie & Herman Gritz

ADDRESS: c/o Market Space Associates
1919 West St., Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X)

No ()

Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓)

State ()

National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon ()
 - B. Wood Bearing Masonry: Brick (X) Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer (X) Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Common Other:
4. Roof Structure
 - A. Truss: Wood () Iron () Steel (X) Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal ()
Built Up (X) Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()
Wings () Other:

Roof Style: Gable () Hip () Shed () Flat (X) Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2

Number of Bays: 4

Approximate Dimensions: 40 x 10

Entrance Location: Left

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()

Development () Deterioration ()

Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()

Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-1821

Corbel table at parapet line, repeated above second floor windows, which are arranged in ribbon like fashion with 12/12 sash and 8 lite transoms, paneled pilaster strips separating the individual windows that rest on a continuous limestone sill; first floor and sign board altered.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good if austere example of early 20thC Commercial designed to complement the excellent building to the left, in scale with the important Factors' row immediately to the right. Contributes to streetscape at this important site.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
 Moderately Built Up() Densely-Built Up(✓)
 Residential() Commercial()
 Agricultural() Industrial()
 Roadside Strip Development()
 Other:

RECORDED BY:

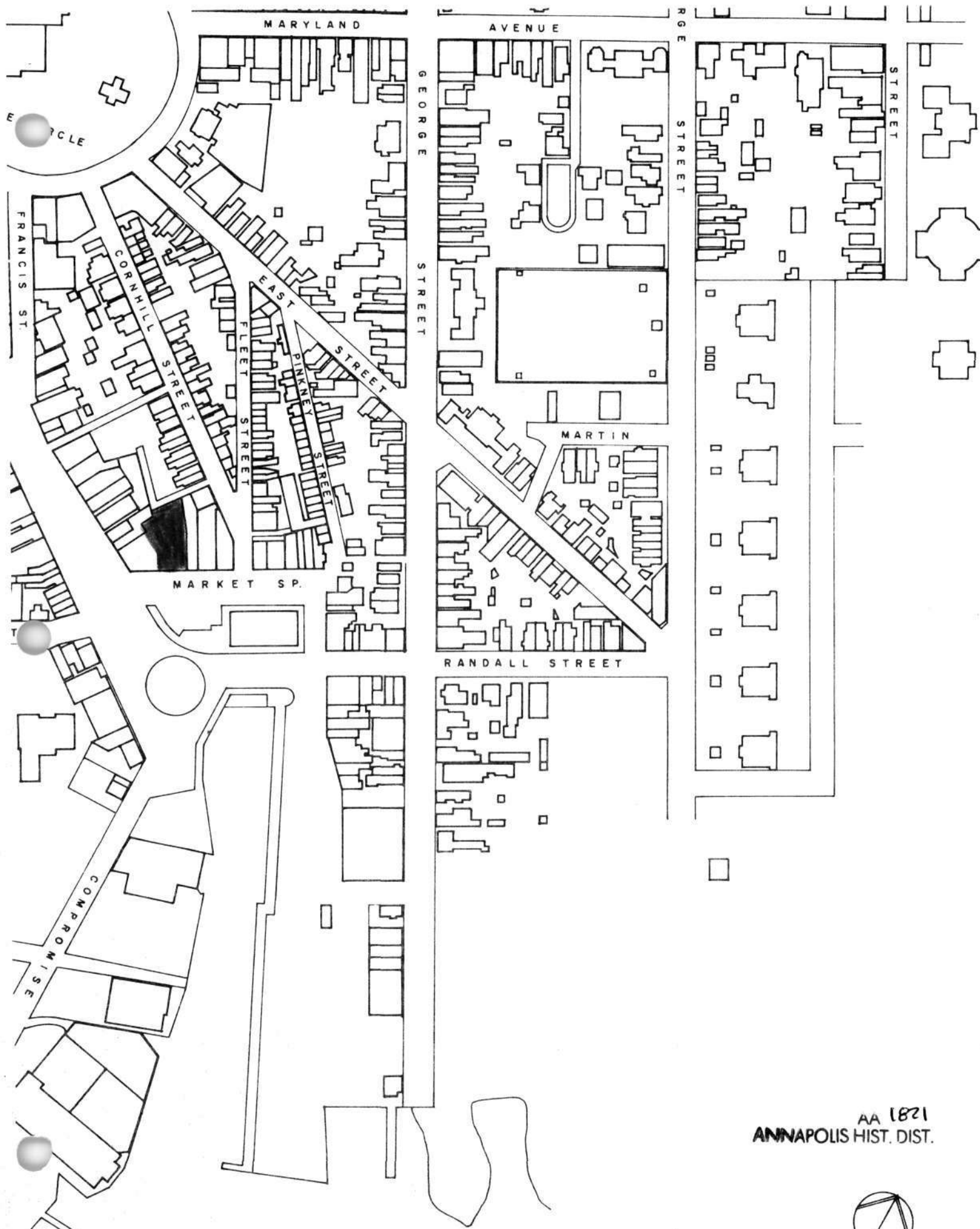
Russell Wright

ORGANIZATION:

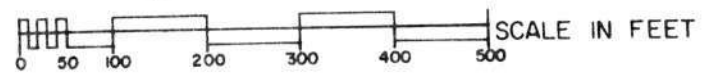
Historic Annapolis, Inc

DATE RECORDED:

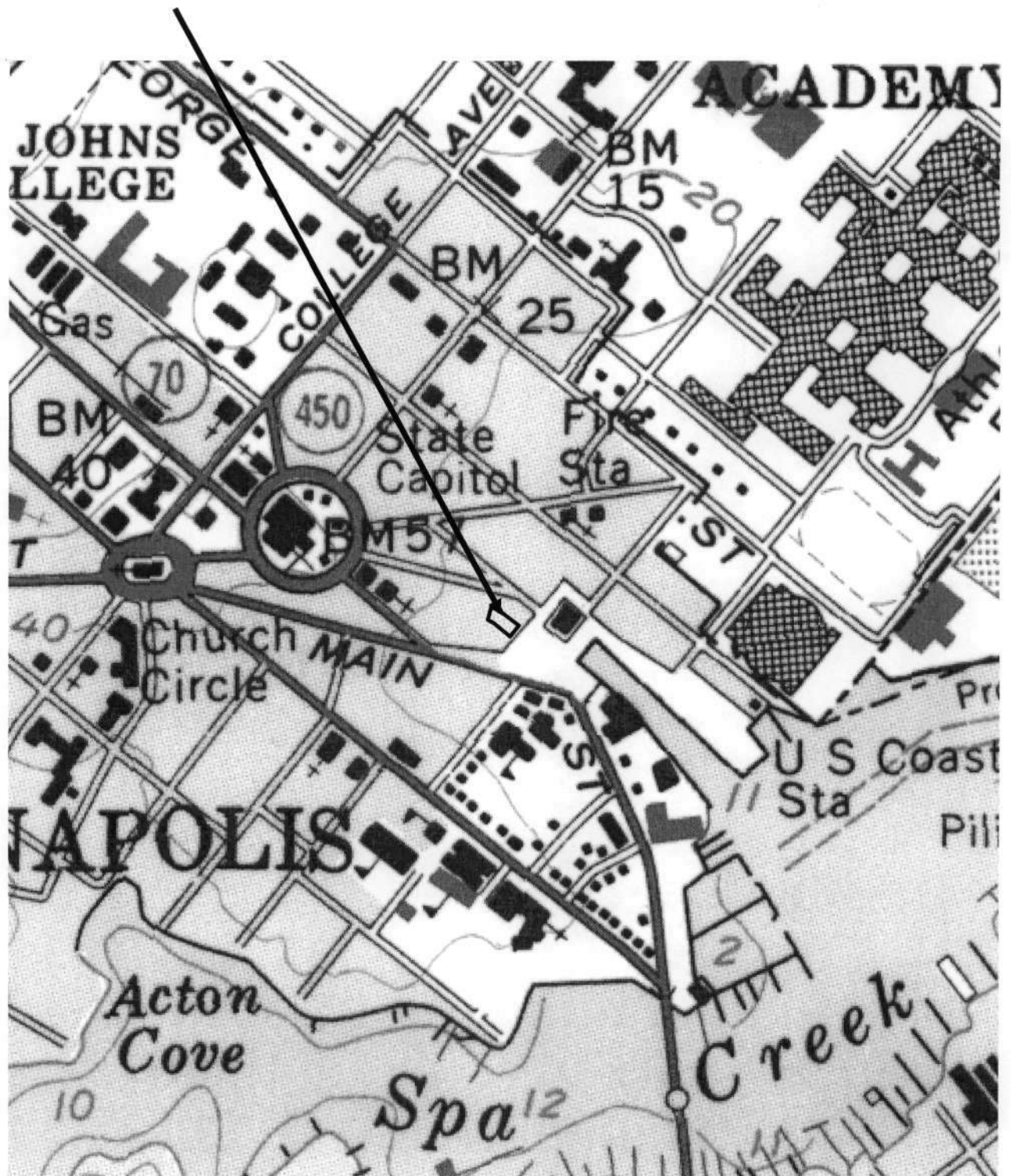
Aug. 1983



AA 1821
ANNAPOLIS HIST. DIST.



AA-1821
36-38 Market Space
Annapolis
Annapolis Quad





MARKET SPACE MALL

BRITCHES Great Outdoors

BRITG's Great Outdoors

36-38 Market Space

AA 1821

Annapolis, Anne Arundel County

Russell Wright July, 1982

Historical Society

NE

Don/Carolyn Bailey SW